

21. PETITION FOR ZONING VARIANCE 84-330-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and is a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory building (garage) in the front yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Garage under construction, permits personnel told us that the water was the front.
2. If garage was built on the water side access would be difficult and very expensive.
3. Large tree would have to be removed on the water side if garage was located there. The roots of the tree protect the front from erosion and provide shade and wind protection.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Dennis Fisher
(Type or Print Name)

Signature: Barbara Fisher
(Type or Print Name)

Address: 6708 River Drive Road
City and State: Baltimore, Maryland 21219

Attorney for Petitioner: 6708 River Drive Road 477-2771
(Type or Print Name) Address Phone No.

City and State: Baltimore, Maryland 21219

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State: Baltimore, Maryland 21219

Attorney's Telephone No.: 477-2771

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of May, 1984, at 1:30 o'clock P.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

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RE: PETITION FOR VARIANCE
NE/S River Drive Rd., 110' NW
of Centerline of Green Hill Rd.,
(6708 River Drive Rd.),
15th District
OF BALTIMORE COUNTY

DENNIS FISHER, et ux, Petitioners Case No. 84-330-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel

RE: Item No. 260 - Case No. 84-330-A
Petitioner - Dennis Fisher, et ux
Variance Petition

Dear Mr. & Mrs. Fisher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to legalize the location of the partially constructed garage, which is located in the front yard, this hearing is required. It should be noted that another accessory structure is located along River Drive Road to the northwest of the subject property.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

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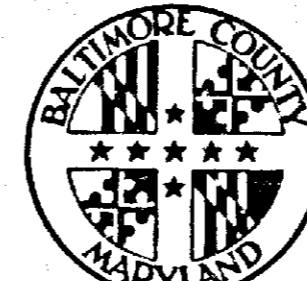
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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Date: May 16, 1984

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Item
Meeting - April 17, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #260 - Dennis Fisher, et ux
- Item #262 - Arthur B. Singley, III, et ux
- Item #266 - William R. DeSandro, et ux
- Item #267 - Joseph D. Deigert, et al
- Item #268 - Robert N. Loman, et ux
- Item #269 - Lottie G. Ports

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/rth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 23, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Dennis Fisher
6708 River Drive Road
Baltimore, Maryland 21219

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Petitioner - Dennis Fisher, et ux
Variance Petition

Dear Mr. & Mrs. Fisher:

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Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINKE
CHIEF

May 3, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dennis Fisher, et ux

Location: NE/S River Drive 110' N/W from c/l Green Hill Road

Item No.: 260 Zoning Agenda: Meeting of 4/17/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

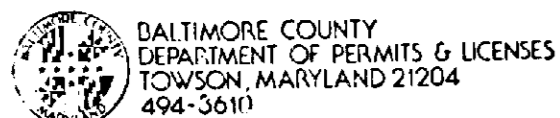
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3011

ED JABLON, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 260 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dennis Fisher, et ux
Location: NE/S River Drive 110' NW from c/l Green Hill Road
Existing Zoning: D-5, S-5
Proposed Zoning: Variance to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

Address: 50'8" x 129'137
District: 15th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and all other applicable codes and other applicable codes.

(B) A building/ & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 100.1, line 2, Section 100.7 and Table 100.2, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code. Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 100.1.

(I) Comments - Finish floor of all new structures shall be one foot higher than the 100 year storm tide elevation established by the Department of Public Works. See Council Bill 1-82 - Section 519.0. Elevations are not shown on plans for grades or floor levels.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 10, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: 84-329-SPH, 84-330-A, 84-331-A, 84-332-A and 84-333-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under building constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arlene January Date: May 2, 1984
FROM: Jim Thompson
SUBJECT: Variance Hearing 5/28/84
SUBJECT: 6704 River Drive Road

Please note that an active case currently exists in the enforcement Section.

Upon issuance of notification of the hearing date, Ms. Olga Martinez, 6704 River Drive Road, Baltimore, Maryland 21219, should be notified by letter. She is listed as the complainant in Case No. C-84-444.

IN RE: PETITION ZONING VARIANCE
NE/S of River Drive Road, 110'
NW of the centerline of Green
Hill Road (6708 River Drive
Road) - 15th Election District
Dennis Fisher, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-330-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory building (garage) to be constructed in the front yard instead of the required rear yard, as more fully described on Petitioners' Exhibit 3.

The Petitioners appeared and testified. Appearing and testifying as Protestants were Olga Martinez and Elsie Perzinski, adjoining property owners, as well as their husbands and Howard Hall, another neighbor.

The Petitioners have owned the waterfront property for approximately five years. In November, 1983, they applied at the County satellite office in Essex for a building permit to construct a garage on their property, zoned D.R.5.5. At that time, they were told that their front yard faced the water and that their rear yard faced River Drive Road. The garage was to be constructed in what they were advised was the rear yard. Four months later, after completing 75% of the garage, the Petitioners learned that the permit was issued in error inasmuch as the front yard faced River Drive Road and not the water. They were advised that they would need a variance.

The Petitioners noted that within five homes of their property, two have garages on River Drive Road and one has a garage on the water. They also pointed out that along River Drive Road, a long, winding roadway, there are 99 homes on the water, 50 of which have garages on the road side. Four other homes have garages on the water side.

ORDER RECEIVED FOR FILING

DATE 5/10/84 BY [Signature]

Mr. & Mrs. Dennis Fisher
6708 River Drive Road
Baltimore, Maryland 21219

May 2, 1984

NOTICE OF HEARING

Re: Petition for Variance
NE/S River Drive Road, 110' NW of the
c/l of Green Hill Road (6708 River Drive Road)
Dennis Fisher, et ux - Petitioners
Case No. 84-330-A

TIME: 1:30 P.M.

DATE: Monday, May 28, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Ms. Olga Martinez
6704 River Drive Road
Baltimore, Maryland 21219

Charles E. Burnham
Zoning Commissioner
of Baltimore County

The Protestants complained that the 25'8" x 26' garage will cause property values to depreciate. They testified that the garage will most definitely interfere with and impinge upon the quiet enjoyment of their homes and that the Martinez home will be blocked from view. The Protestants pointed out that this is a very old neighborhood and that the nearby garages are nonconforming and much smaller. They allege that the Petitioners' garage would adversely affect the health, safety, and welfare of the community.

Although there is no zoning ordinance which dictates the front of a home on the water, long-standing policy and custom in Baltimore County has been that the front is determined by use, i.e., in which direction the houses front, the usual configuration in the neighborhood, and what the particular home owner considers to be the front. Although none of these individually control, all must be considered. *Burkhardt v. Balto. Co., Circuit Court for Balto. Co., Misc. 5931-76; In Re: Fence, Bd. of Appeals for Balto. Co., CBA 80-127 (1981).* In the instant case, the totality of the testimony presented confirms that the front of the Petitioners' home faces the road.

The subject property is 50'8" x 129'. The Petitioners could not construct a garage in the rear yard because there is not enough room to traverse on either side of the home, i.e., nine feet ten inches on one side and seven feet on the other side. They were constructing the garage in its present location because of narrowness of the lot and the lack of room anywhere else on the property. The Petitioners seek relief from Section 400.1, pursuant to Section 507, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *See Dan v. Soley, 270 Md. 208 (1973).* To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1984, that the Petition for Zoning Variance to permit an accessory building (garage) in the front yard instead of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at

this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- The garage shall not be utilized for any commercial enterprise, including but not limited to such businesses as a service garage.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Dennis E. Fisher

Mrs. Olga Martinez

Mrs. Elsie Perzinski

People's Counsel

ORDER RECEIVED FOR FILING

DATE June 4, 1984

BY [Signature]

ADMINISTRATIVE ASSISTANT

PLOT PLAN

OWNER Lynette R. Fisher Application No. 64-634

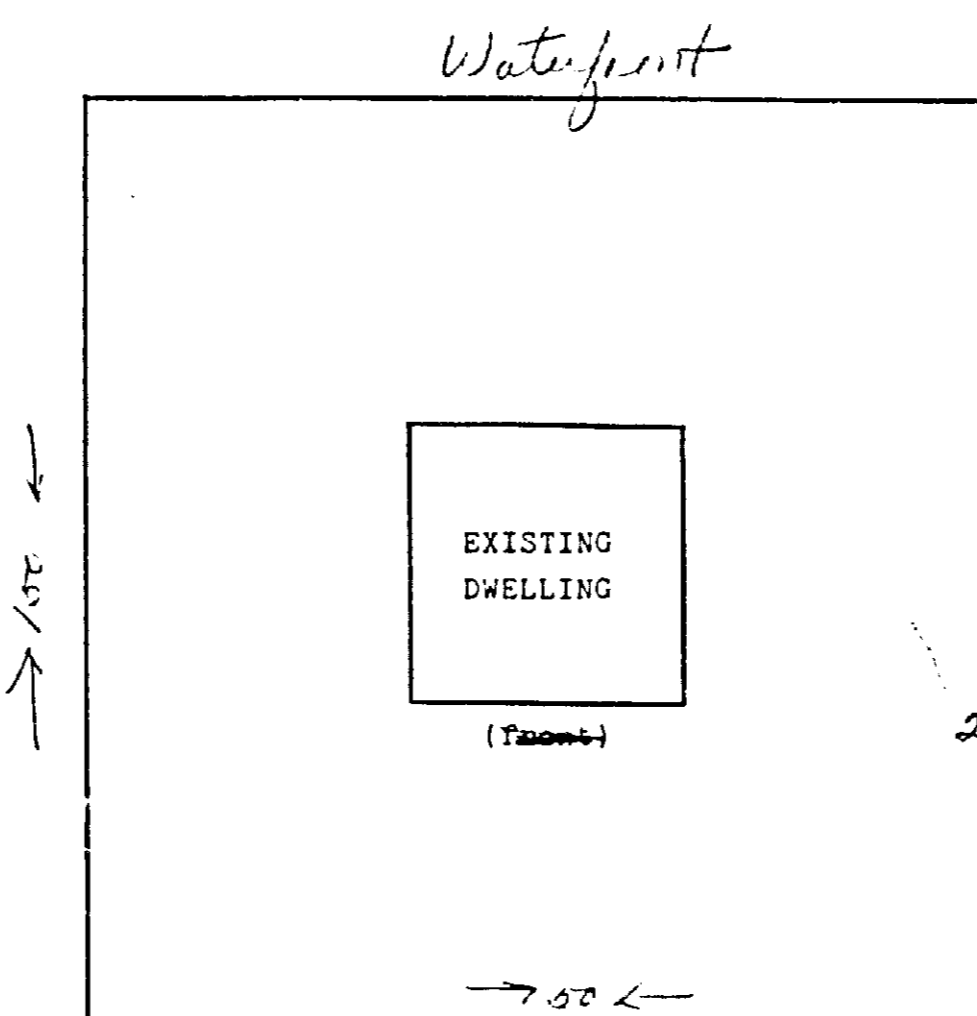
ADDRESS 6708 River Drive Rd.

PLEASE SHOW BELOW:

- property line dimensions and easements.
- existing buildings.
- existing well/septic. (show distance to nearest structure)
- road names and location of alleys.
- if property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- the proposed work and the setback distances to the proposed work.

Front yard setback _____ Left side setback 48'
Rear yard setback _____ Right side setback 2'

NOTE: If a fence is to be closer than 2 feet to any existing fence or wall, adequate access must be provided for maintenance.

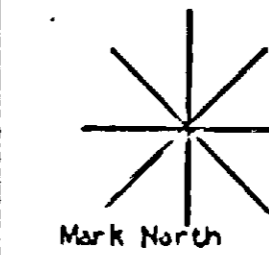


ROAD NAME River Drive Rd.

10/82

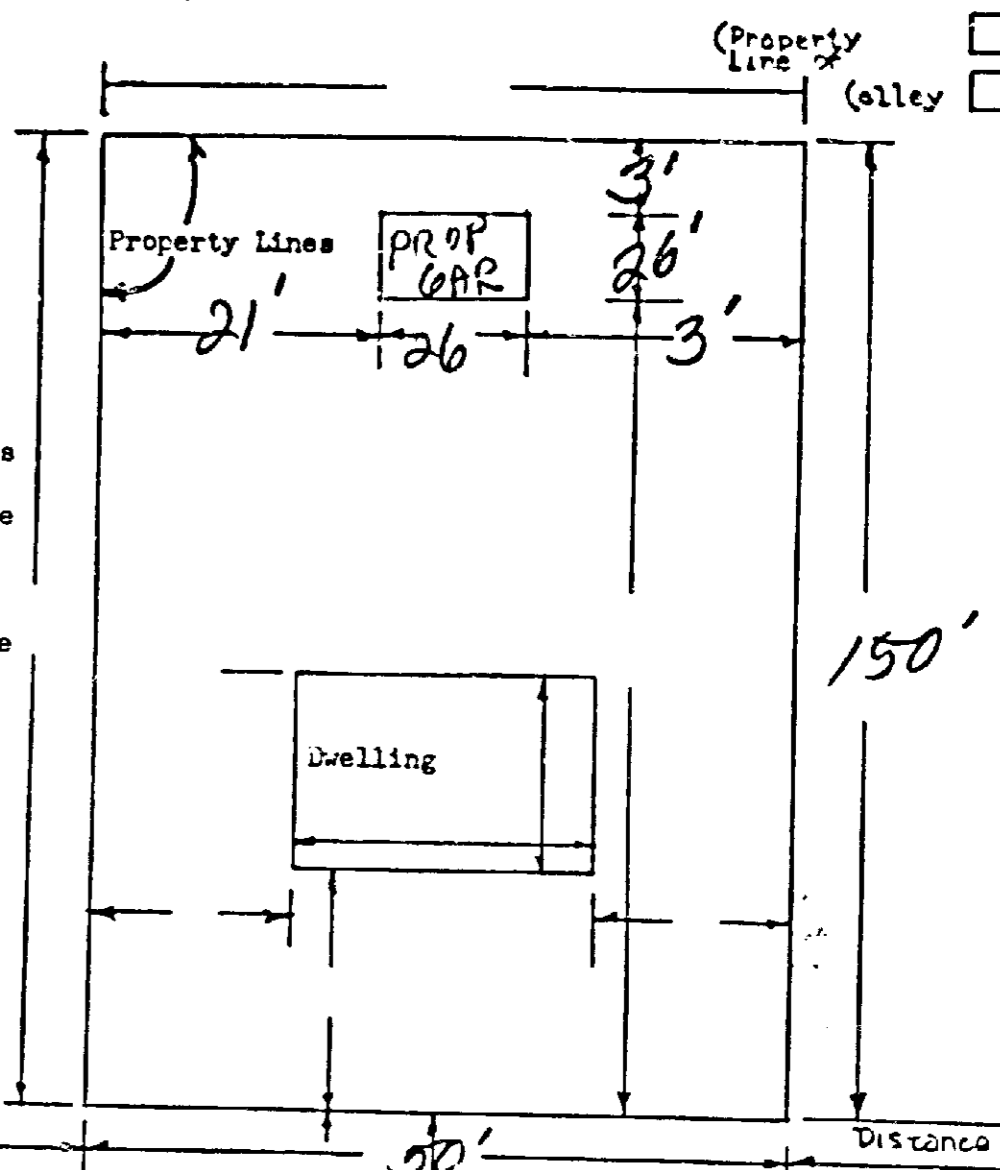
PLOT PLAN

6708 River Drive Rd.



NOTE:

Show all easements. Fences cannot be constructed closer than 2 feet to any existing parallel fence or wall, unless adequate access is provided to allow the maintenance of the fence and the wall and the clearing of the space between the fences.



Distance to Road _____ Distance to Road _____

Road Name: Waterfront

Show all right of ways, easements, storm drains, sanitary sewers and footways

Additional Information Interior Lot _____ Corner Lot _____

ALTERATIONS & ADDITIONS: Show property dimensions, abutting roads, locations of house of septic system and/or water well and all existing and proposed buildings and additions.

POOLS, RUNS, BARNES, STABLES, ETC.: Show as alterations & additions. Also show drawings, sewage system and wells on adjacent properties in close proximity.

ZONING DESCRIPTION

BEGINNING on the NE/side of River Drive Road at the distance of 110 feet NW of the centerline of Green Hill Road extended.

BEING Lot No. 8, Block K, on the plat of Lynch Point, Book No. 8, Folio 38. Fifteenth Election District.

ALSO known as 6708 River Drive Road.

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: Northeast side River Drive Road, 110 ft. Northwest of centerline of Green Hill Road (6708 River Drive Road)
DATE & TIME: Monday, May 28, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory building (garage) in the front yard instead of the required rear yard

Being the property of Dennis Fisher, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 5/17/84
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Signs: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/17/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ANNOUNCING the day of ONE TIME ANNOUNCING before the 28th day of MAY, 1984, the next publication appearing on the 10th day of MAY, 1984.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 1.00

PETITION FOR VARIANCE
15th Election District
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By order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
May 10, 1984

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By order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

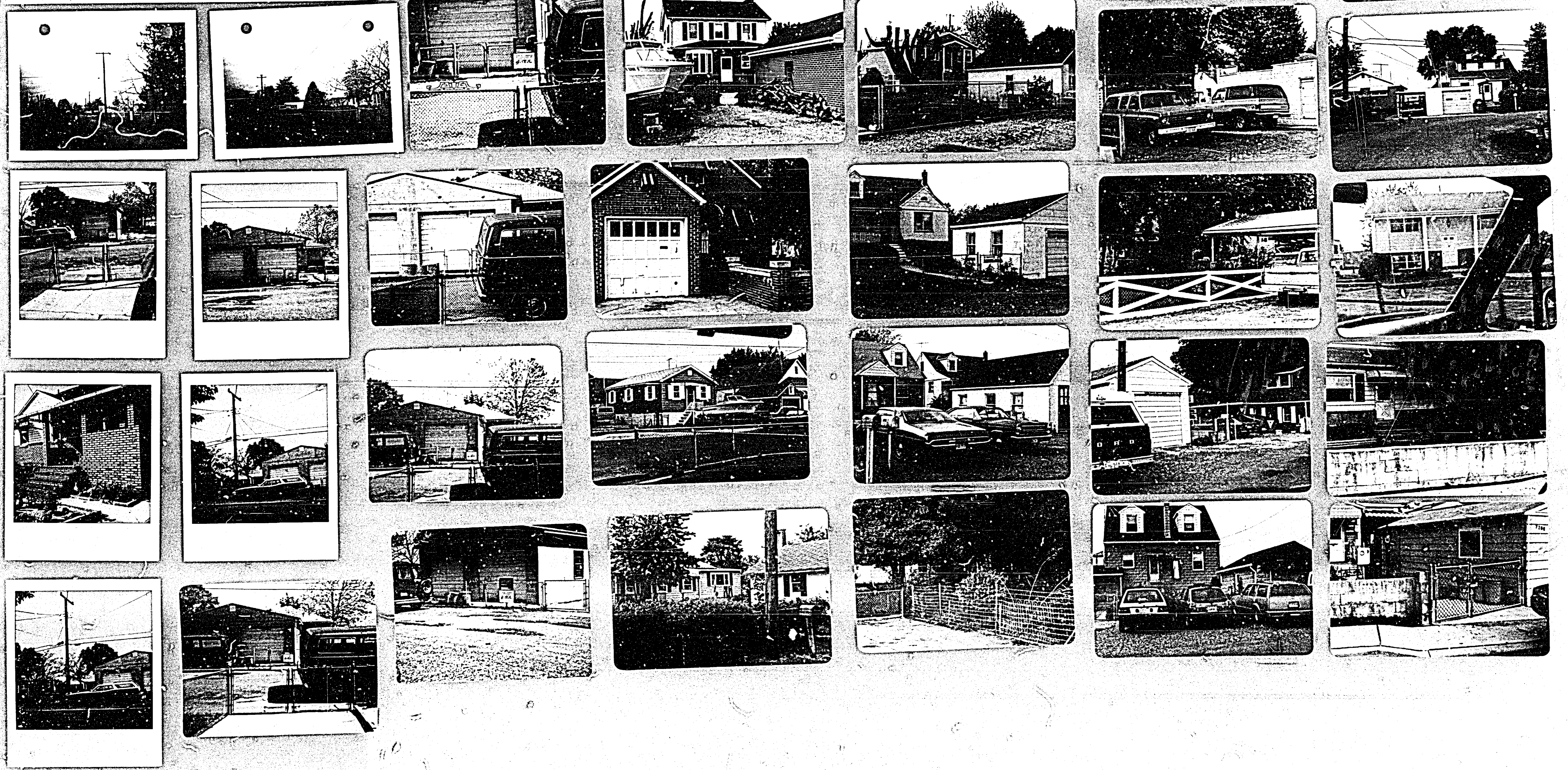
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

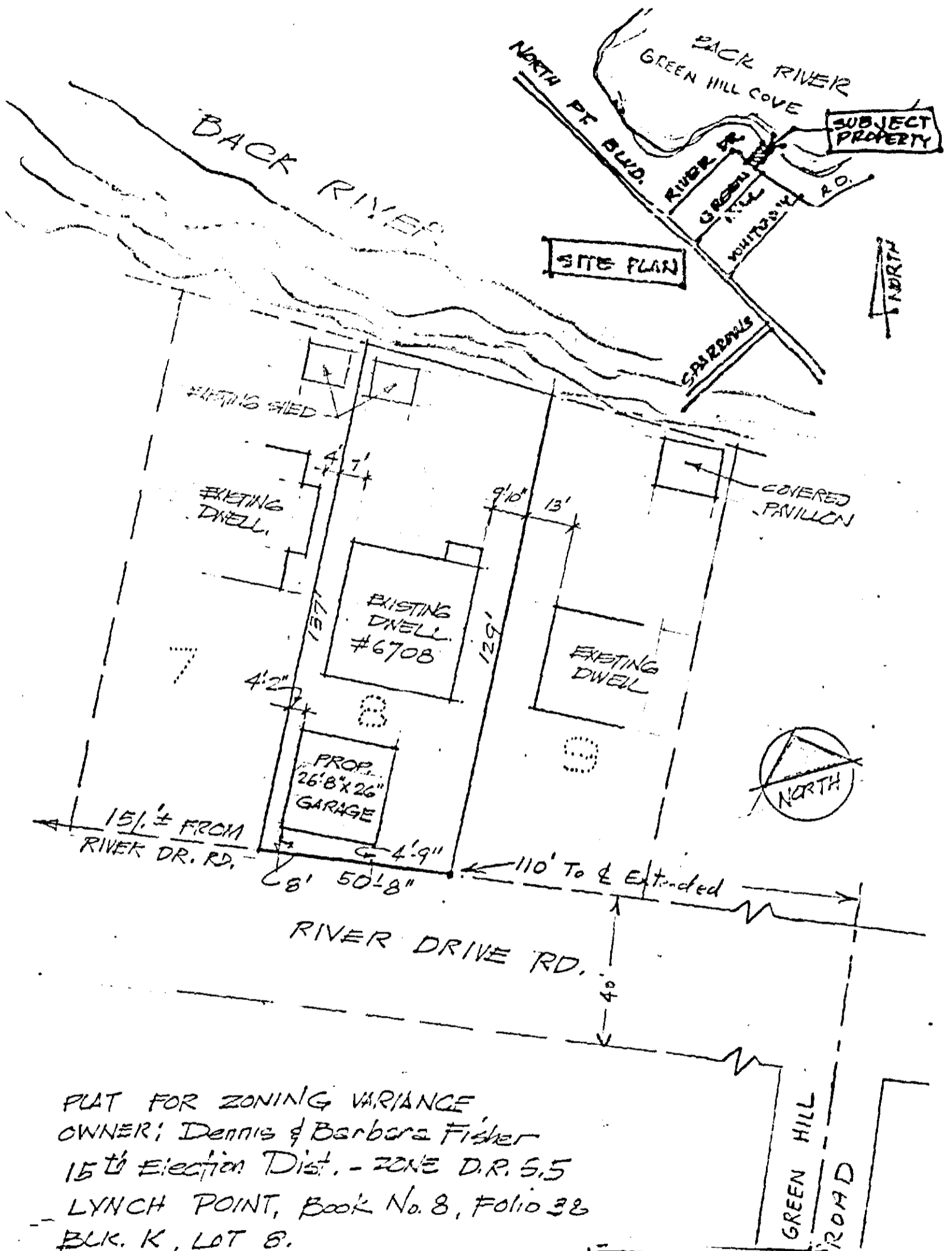
Your petition has been received and accepted for filing this
17th day of April, 1984

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Dennis Fisher, et ux
Petitioner's
Attorney

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee





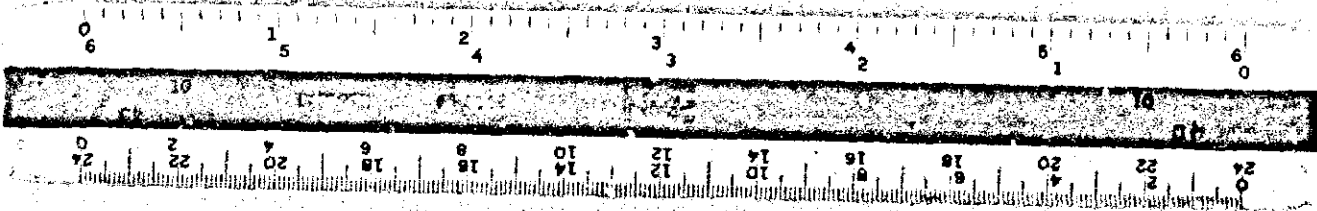
PLAT FOR ZONING VARIANCE
 OWNER: Dennis & Barbara Fisher
 15th Election Dist. - ZONE D.R. 5.5
 LYNCH POINT, Book No. 8, Folio 38
 BLK. K, LOT 8.

UTILITIES EXISTING ON THE STREET
 SCALE: 1" = 20' PERMIT #43874327

7/240

OWNERS WILL TAKE FULL RESPONSIBILITY
 AS TO THE INFORMATION PROVIDED ON
 SAID PLOT PREPARED BY DALTO. CO.

Dennis & Fisher 4-2-84
 OWNER DATE
 Barbara A. Fisher 4-2-84
 OWNER DATE



GREEN HILL COVE

LYNCH POINT 2/38

3 miles to Sparrows Point: 12 miles to City Hall

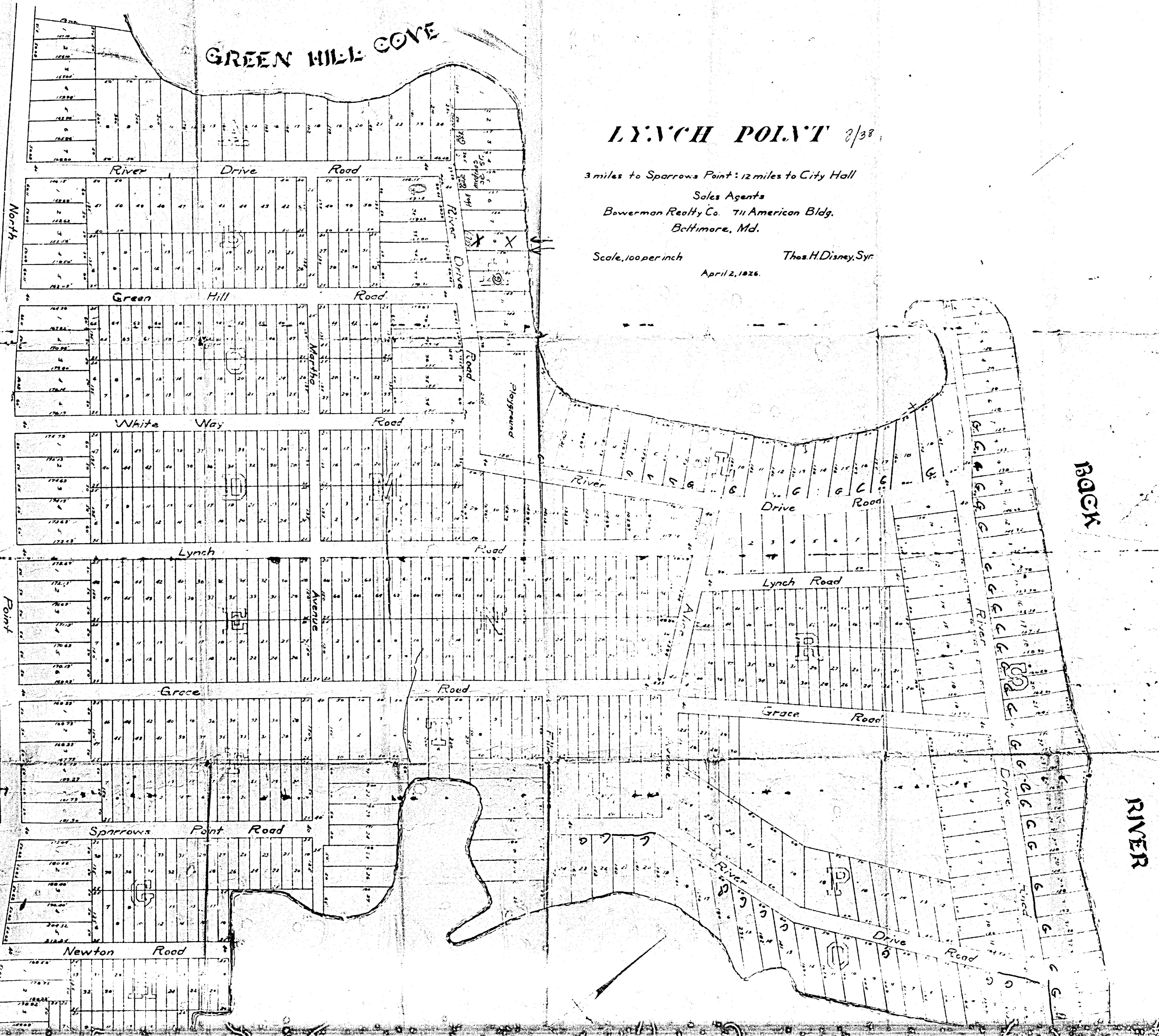
Sales Agents
Bowerman Realty Co. 711 American Bldg.
Baltimore, Md.

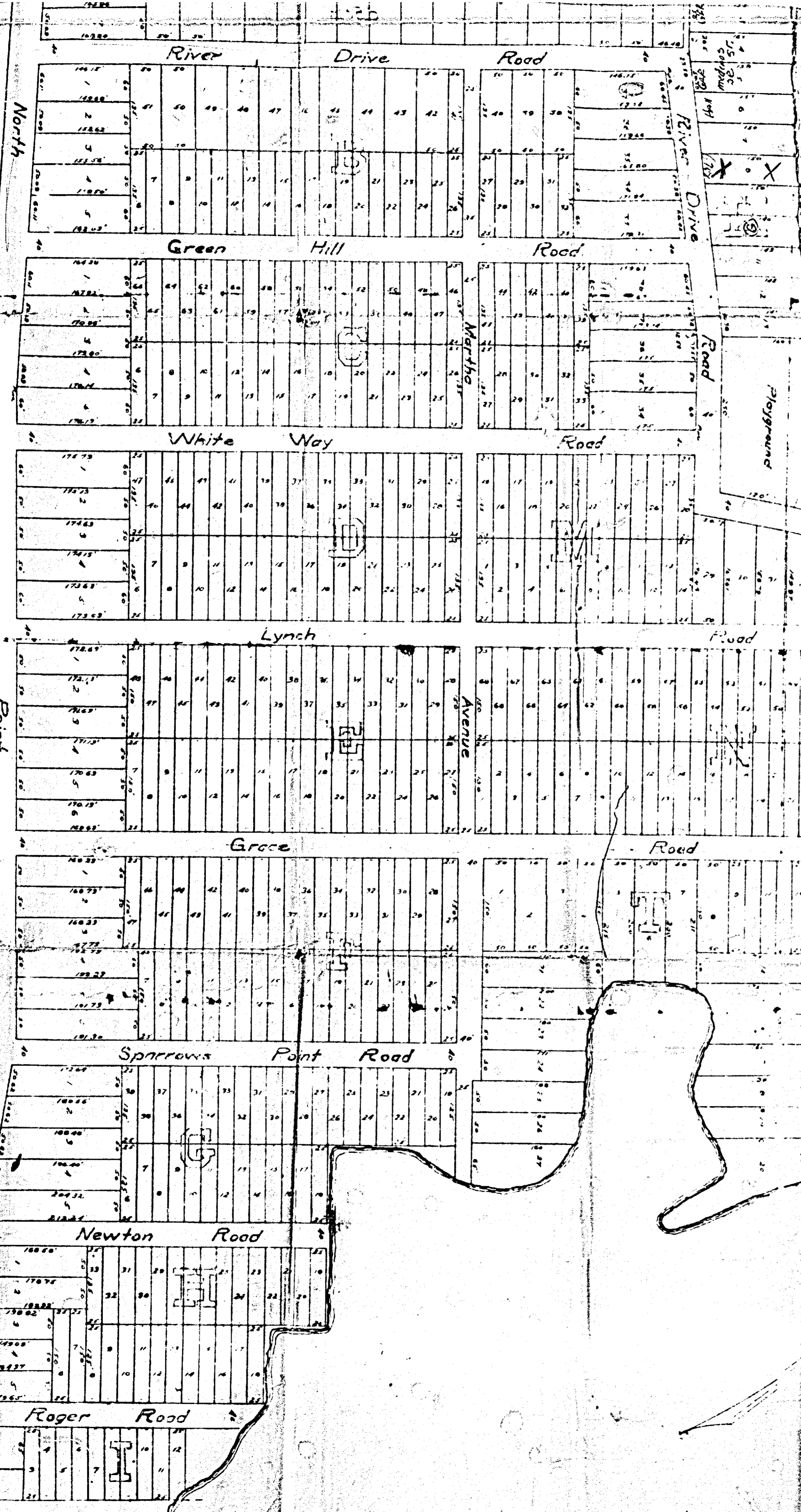
Scale, 100 per inch

Thos. H. Disney, Syr.

April 2, 1926.

8/36





3 miles to Sparrows Point : 12 miles to City Hall
Sales Agents
Bowerman Realty Co. 711 American Bldg.
Baltimore, Md.

Scale, 100 per inch
Thos. H. Disney, Syr.
April 2, 1926.

BACK

RIVER

PETITIONER'S
EXHIBIT 2